

# Greater Allisonville Community Council

Minutes of Public Meeting

March 13, 2007

Epworth United Methodist Church

**Present:** Betty Tuller, Mark Dollase, Don Melloy, Daland Juberg, Andy Seiwert, Bob Lehnen

Betty Tuller, acting chair, called the meeting to order at 7:00 pm and introduced the board and presenters.

7:05 pm: ***Indianapolis Metropolitan Police Department (IMPD) Representative Speaks***

Patrolman Mike Martin, the Neighborhood Resource Officer for GACC neighborhoods, introduced himself to the board and explained the reorganization of police services as they affect GACC neighborhoods. Patrolman Martin indicated that he had been designated to work with these neighborhoods on crime watch and other law enforcement issues. Individuals wishing to discuss any law enforcement issues should call him directly at 327-6100. Should he not be available, callers should leave a message, and they will receive a follow-up call from IMPD.

7:15 pm: ***Petition 2007-ZON-802/2007-VAR-802: Variance of development standards at 7955 and 8001 Oak Hill Drive***

Greg Silver, attorney representing Phyllis Wilson, owner of these properties and petitioner, indicated that the petitioner had agreed to a series of commitments to address trees and drainage on the property and would limit the development of the 4.6 acres to no more than five dwellings.

Lee Garver, 4801 Inwood, expressed concern that the planned average lot size was too small and thus out of character with the other residential development of the neighborhood.

Andy Pelham, 4210 East 79<sup>th</sup> Street, opposed the planned development because it set a precedent to subdivide large lots found throughout the area, which in turn would create much denser development and change the character of the neighborhoods in question.

Keith Worl, 4461 East 79<sup>th</sup> Street, expressed fear that in spite of the commitment to protect the old growth and other substantial trees on the site, the proposal to move existing trees would damage their root systems and result in their destruction.

At one point, the audience of approximate 30 people was asked how many people did not live in the Oak Hill neighborhood. Ten individuals indicated that they did not live in the Oak Hill neighborhood.

Gregory Cafouros, attorney representing the Oak Hill neighborhood, noted that the MPO staff person opposed this petition for four reasons:

1. The development was not in harmony with the existing neighborhood.
2. Public access to the area was too limited, posing a threat to public health and safety.
3. The commitments provided were vague, and in some cases, contradictory.
4. The development of the existing 4.6 acres would exacerbate the existing flooding in the Sycamore Springs development to the north of this property.

Cafouros further noted that building two houses on this 4.6 acre site was more in keeping with the character of the neighborhood and address the objections noted above.

At this point, Silver noted that Wilson was willing to sell the property to the neighborhood. Cafouros indicated that the neighborhood would actively consider this option provided that a mutually agreeable price could be found. Both attorneys agreed to seek a continuance of the scheduled April 12 hearing to discuss these options and other issues raised at this meeting.

8:50 pm:       ***Presentation from the Alliance of Crown Hill Neighbors***

Joyce Krauser, representing the Alliance, spoke to the board about proposals to develop 54 acres of land owned by Crown Hill cemetery into a residential development and commercial strip along Lafayette Road north of Kessler Boulevard. Krauser noted that there was strong neighborhood opposition to this development because it violated the Comprehensive Plan for this area, destroyed a substantial growth of trees and wet lands, and was not in the general public interest. She noted that other neighborhood associations had voted to oppose this development for the above reasons, and requested that GACC also oppose this development. After additional questions and discussion, Don Melloy made a motion to oppose the Crown Hill development and Daland Juberg seconded it. The motion passed unanimously.

8:55 pm:       ***Comment by Bill MacCalester on the Indiana Commerce Connection***

Bill MacCalester, a neighbor in the GACC area, offered information on a proposal to build a bypass highway, called the Indiana Commerce Connector, around the southeast side of Indianapolis connecting I-69 on the north with I-65 and SR 37 on the south. MacCalester recognized that this item of business was beyond the GACC charter, but noted that anyone interested in this proposal should contact him or the governor.

9:00 pm:       The meeting was adjourned by Betty Tuller.

Robert Lehnen  
Acting Secretary